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15 August 2005

Dear Mr Davies

Further to your letter of the 29 July 2005 to Mr Peter Spencer we wish to advise you regarding the possible provision of a wastewater scheme to the Gidgegannup, Stoneville/Parkerville developments by the Corporation.

Given the uncertainty of development timetables the information below is indicative in nature only and would require more detailed investigation should a decision to proceed with any development occur.

Until July of this year the area has also been outside of the Economic Regulatory Authority (ERA) Exclusive Operating Licence area for wastewater services. The area is now within the non exclusive licence area which would enable the Corporation to provide services should they be viable.

Stoneville / Parkerville developments

The Corporation was approached individually by the developers of the Anglican Church site and also the Chambers (Hidden Valley) development with regards to the provision of wastewater services and the possibility of becoming the service provider.

The preferred option for the Corporation in the development of these areas is to treat wastewater and reuse the treated effluent locally. However, the ability to treat and reuse locally is dependent on the availability of suitable sites for storage and reuse of the treated effluent, e.g. reserves, golf courses etc.

The provision of a WWTP to serve urban development in this area would require detailed analysis as the development areas lie within the Susannah Brook Catchment Area. This catchment is proposed as a potential future water source for Perth. Current indications are that this water source will not be required for some time; however the protection of this catchment as a potential source is critical to the Corporation and the impacts from potential developments in the catchment need careful consideration.

National Gold
Award Winner



Any development proposals within the Susannah Brook Catchments should be in strict accordance with the guidelines for development of Priority 3 (P3) areas as determined by the Department of Environment (DoE). Priority 3 Catchments have a mandatory requirement for provision of a reticulated sewer system for urban development, as stated in the P3 source guidelines issued by the DoE.

It would be a requirement to locate the WWTP outside of the Susannah Brook Catchment to meet the P3 criteria. A site has been identified for further consideration on the western side of the Chambers (Hidden Valley) development area, adjacent to John Forrest National Park.

Initial investigations have identified that a WWTP similar to the Mundaring WWTP would be most suitable to service the total proposed urban development. These types of plants have a greater ability to be staged to suit demand.

Costing estimates are in the order of \$4 – 5 million for the ultimate plant capable of serving the proposed urban development plus additional funding for a suitable effluent storage and disposal area e.g. tree lot. This additional cost could be in the order of \$1-3 million dependant on the availability of a suitable site.

The requirement for sufficient buffer areas around WWTP's (generally 500 metres from the edge of the treatment plant infrastructure) will require that residential and other land uses relying on public amenity such as restaurants, cafes etc be excluded from this buffer area. The Chambers site provides for this buffer requirement without affecting other land owners outside of the development areas.

The Corporation is currently in discussions with the developers and is waiting on more detailed planning from them, which once received, will enable the Corporation to carry out further detailed investigations of the options available.

Gidgegannup

Provision of Wastewater services to this area has not been the subject of detailed planning at this stage. The Corporation has provided preliminary comments to the Department of Planning and Infrastructure on this in relation to the North Eastern Hills Settlement Pattern Plan. Please find following extracts of the comments from that submission in relation to wastewater services. The issues are similar to that outlined above for the Stoneville/Parkerville development areas.

The preferred option by the Corporation for the development of areas in the eastern hills study area, such as Gidgegannup, is to treat and reuse locally using best total water cycle management practices. However, the ability to treat and reuse locally is dependent on there being sufficient suitable sites for reuse of the treated effluent, e.g. reserves, golf courses etc and that there is local community support for the principles of local treatment and reuse.

The provision of a wastewater treatment plant to serve development of Gidgegannup townsite would require more detailed analysis as the town site lies within the Wooroloo Brook Catchment Area. This catchment is proposed as a potential water source for Perth with current indications that this will not be required until post 2050; however the protection of this catchment as a potential source is critical to the Corporation and the impacts from potential development in the catchment need careful consideration.

Therefore, any development proposals within the Wooroloo Brook Catchments should be in strict accordance with the guidelines for development of Priority 3 (P3) areas as determined by the DoE. Priority 3 Catchments have a mandatory requirement for provision of a reticulated sewer system for urban development, as stated in the P3 source guidelines issued by the DoE.

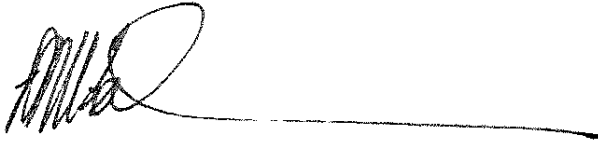
To service the total development of 4000 people initial investigations of a likely outcome would be for an IDEA type plant to be constructed at Gidgegannup. These plants have a greater ability to be staged to suit growth although the likely growth rates for Gidgegannup may make even this type of plant difficult to size efficiently.

Initial costs would be in the order \$2 million to serve up to 460 lots with the total cost in the order of \$4 – 5 million for the ultimate plant capable of serving the 4000 people plus additional funding for a suitable effluent disposal area e.g. tree lot this additional cost could be in the order of \$1-3 million dependant on the availability of a suitable site.

The provision of a formal wastewater treatment plant to serve the existing level of development in Gidgegannup is not considered to be viable and alternate technologies should be considered.

I trust that the preceding information provides you with sufficient detail for your meeting. Should you require any further information pertaining to the above matters, please do not hesitate to contact Mr Russell Nelson at the John Tonkin Water Centre, 629 Newcastle Street, Leederville, on telephone (08) 9420 3361.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'P. Verschuer', is written over a horizontal line that extends across the page.

Peter Verschuer
A/Manager Land Development